



**322 Panamount Drive NW
Calgary, Alberta**

MLS # A2139955



\$699,999

Division:	Panorama Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,602 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Garden		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: shed at the side of the house, Central Vac AS IS (owners didn't use it) , window coverings,

****OPEN HOUSE June 29 12-3pm & June 30 12-3pm**** Welcome to this nicely updated 4 level split home located in the highly desirable Panorama Hills neighborhood. It features an open concept design with high ceilings providing an abundance of natural light, 3 bedroom + Den, 3 1/2 bathroom, over 1600 sqft, a modern kitchen with quartz countertops, a generous sized primary bedroom that includes a large ensuite and a walk-in closet, upstairs there's two more bedrooms with walk in closets and a 4 pc bathroom. The lower level has a huge family room with a fireplace perfect for those relaxing evenings, a good size bedroom (has no closet), 3 piece bathroom, and a crawl space for all your seasonal storage. The home offers ample space for relaxation and entertainment with the family room and beautifully fenced west facing back yard with a deck perfect for outdoor enjoyment. Located close to top rated schools, shopping centers , walking paths, parks, pools, Vivo Rec Center, and public transportation, this home is ideal for families seeking comfort and convenience. Easy access to Stoney Trail, Deerfoot trail and Country Hills Boulevard. New roof & insulation in 2019, newer Hwt, New windows on main floor, and many more upgrades throughout the home. It has been very well maintained so don't miss out on this great opportunity.